

Planning Regulations – Clause 67(2) – Matters to be Considered

Matter	Administration Comment
(a) The aims and provisions of this Scheme and any other local planning scheme operating within the Scheme area.	<p>This application seeks to amend an existing approval for the use of 'Music Studio' which is a use that is not listed under LPS2.</p> <p>The use can be considered at the discretion of the Local Government, following community consultation.</p> <p>An assessment of the acceptability of the Land Use is provided in the Comments section below.</p>
(b) The requirements of orderly and proper planning including any proposed local planning scheme or amendment to this Scheme that has been advertised under the <i>Planning and Development (Local Planning Schemes) Regulations 2015</i> or any other proposed planning instrument that the local government is seriously considering adopting or approving.	<p>The suitability of the development has been assessed having regard to the relevant scheme requirements, the City's planning framework, and the impact of the development on the area, consistent with the principles of orderly and proper planning.</p> <p>There are no draft planning instruments relevant to this application.</p>
(g) Any local planning policy for the Scheme area.	<p>An assessment against the City's relevant local planning policies, including the Sound Attenuation Policy and the Non-Residential Parking Policy, is discussed further in the Comments below.</p>
(k) the built heritage conservation of any place that is of cultural significance.	<p>The subject site and the adjoining sites are heritage listed. This application does not seek any changes to the built form of the existing buildings on site that would have the potential to impact the cultural significance of the place.</p>
(m) The compatibility of the development with its setting including – (i) The compatibility of the development with the desired future character of its setting. (ii) The relationship of the development on adjoining land or on other land in the locality including, but not limited to, the likely effect of the height, bulk, scale, orientation and appearance of the development.	<p>The proposed development would be compatible with its setting. The proposal does not include any works and the subject site would continue to present as a Single House to Baker Avenue.</p> <p>The compatibility of the land use is considered further in the Comments section below.</p>
(n) The amenity of the locality including the following – (i) environmental impacts of the development; (ii) the character of the locality; (iii) social impacts of the development.	<p>The subject site has operated as a music studio since February 2022. The City has not received any complaints about the operations in that time.</p> <p>Management measures are proposed to ensure the Music Studio would continue to reduce amenity impacts to surrounding residential properties.</p> <p>The applicant has provided an Acoustic Report, included as Attachment 3, which demonstrates that the noise generated during the operation of the music studio would not exceed the assigned levels of the <i>Environmental Protection (Noise) Regulations 2015</i>. This is considered further in the Comments section below.</p>
(s) the adequacy of – (i) the proposed means of access to and egress from the site; and (ii) arrangements for the loading, unloading, manoeuvring and parking of vehicles	<p>Two car parking bays are provided on-site for the music studio use. This is unchanged from the existing approval.</p> <p>This application does not seek to exceed 100 persons on site, which is consistent with the existing development approval.</p>
(t) the amount of traffic likely to be generated by the development, particularly in relation to the	

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<p>capacity of the road system in the locality and the probable effect on traffic flow and safety.</p>	<p>The subject site is 150 metres from public car parking facilities at the Brisbane Street Car Park, which has capacity to cater for the demand from the music studio use and is further discussed in the Comments section below.</p>
<p>(u) the availability and adequacy for the development of the following —</p> <ul style="list-style-type: none"> (i) public transport services; (ii) public utility services; (iii) storage, management and collection of waste; (iv) access for pedestrians and cyclists (including end of trip storage, toilet and shower facilities); (v) access by older people and people with disability. 	<p>The subject site is well serviced by accessible public transport options. Bus stops are located 130 metres to the east on Beaufort Street and 55 metres to the south on Brisbane Street.</p> <p>Services include the 950 route high frequency bus route which connects the site to the Perth CBD and Morley Bus Station.</p> <p>The surrounding road network follows a grid style which is favourable to pedestrians.</p>
<p>(w) the history of the site where the development is to be located.</p>	<p>The subject site has operated as music studio since February 2022. The approval for the land use was subject to a condition time-limiting use of the site for this purpose. The acceptability of the continued use in considering its compatibility with its setting and impact on amenity is detailed in the Comments section below.</p>
<p>(y) Any submissions received on the application.</p>	<p>The City received two submissions during community consultation, both of which objected to the proposal.</p> <p>A summary of the submissions received including Administrations response to each comment is included as Attachment 7.</p> <p>Submissions are further considered in the Consultation section of this report, below.</p>